Monmouth County Agriculture Development Board
Division of Planning

Minutes for a Regular Meeting of the
MONMOUTH COUNTY AGRICULTURE DEVELOPMENT BOARD
October 6, 2026, 7:30 PM
Hybrid Meeting at One East Main Street, Freehold, NJ or Audio and Video Conference via WebEx

CALL TO ORDER:
Mr. Bullock called the meeting to order at 7:30 PM.

PLEDGE OF ALLEGIANCE

STATEMENT OF COMPLIANCE
Mr. Bullock read the "Open Public Meetings Act" Compliance Statement.

ATTENDANCE:

Present:	Bullock, Clayton, DeFelice, Giambrone, Errickson, Holmes, Incatasciato, Mosley, Pettyjohn, Van Mater
Staff:	Barris, Beekman, Bezahler, Honigfeld, Kiley, Schmetterer
Representatives:	Pat Butch, Chris Helminger, Jack McNaboe, Sean Pizzio, Alina Robinson
Public:	Angel Angelov, Andrew Ball, Julia Callano, Stephanie Gluck, Dana Juenemann, Dale Van Sant.

ADOPTION OF MINUTES
Mr. Van Mater motioned to adopt the August 2026 Regular Session minutes. Mr. Giambrone seconded the motion which passed by voice vote. Mr. Pettyjohn motioned to adopt the September 2026 Regular Session minutes. Mr. Van Mater seconded the motion which passed by voice vote.

CORRESPONDENCE AND OTHER DOCUMENTS
Ms. Kiley reported that there were two separate items of correspondence regarding deeds of easement, including one pertaining to a utility easement placed on a preserved farm. Ms. Kiley also noted that the correspondence included the SADC report from the previous month.

REGULAR REPORTS

A. *Chairman*: None
B. *State*: Mr. Pizzio pointed out that the SADC report is included in the correspondence and stated there was nothing additional to report.
C. *Staff*: Ms. Kiley reported that, other than a few Right to Farm matters currently on hold, all matters staff have been working on will be addressed in some way this evening.
D. *Municipal Representatives:* Ms. Butch reported that Millstone will be hosting a Meet and Greet with landowners on November 12, 2026.
E. *County Board of Agriculture:* Mr. DeFelice reported on the board's reorganization. The appointments are as follows: President – Chris Mosley; Vice President – Leah McCormack;

Secretary – Brooke Levins. Mr. DeFelice will continue to be the Treasurer. Mr. DeFelice stated that the board supported four 4-H individuals to attend the Eastern National 4-H Horse Roundup in November.

F. *Rutgers Cooperative Extension:* Dr. Errickson mentioned that the Rutgers Equine Science Center is hosting an event on October 20 at Cream Ridge Winery for horse owners. Dr. Errickson also indicated that there will be lunchtime webinars on the last three Thursdays of October with the New Jersey Turfgrass Association. Dr. Errickson mentioned that on October 14, the Extension will be working with the Monmouth County Park System to do a planting at a county park in Neptune.
G. *Freehold Soil Conservation District:* none
H. *Monmouth County Board of Health:* none

OLD BUSINESS

Special Meeting Dates

Ms. Kiley indicated that there remains a potential need to use the Special Meeting dates of November 18 at 7:00 PM and December 9 at 2:00 PM. Ms. Kiley noted that discussions later in the meeting may impact whether either of these dates will be needed.

Samrock Stables – Finalize Site Plan Elements (Block 154, Lot 6, Howell Twp.)

Mr. Bullock pointed to the previously approved resolution for Samrock Stables. The resolution included a provision for the review of site plan elements. Mr. Bullock said the reason for the discussion was to review what was submitted and determine if it satisfies the requirement. Mr. DeFelice opened the conversation and said that he was expecting more on traffic circulation including how the ingress and egress and the drop off of children would flow. Mr. Mosley asked a few questions about the black-top area on the sketch and what size vehicles could access and turn around in that same area. Ms. Julia Callano, the owner and operator of the farm, and her attorney, Mr. Andrew Ball, addressed some of the board's questions. Ms. Callano stated that a 6-horse trailer and large box trailers for hay deliveries have no issues getting in and out of the driveway. Mr. DeFelice indicated that the Board needed to see the flow of traffic, and the current sketch does not show what they were looking for. Mr. Ball indicated there was another drawing that was not submitted and requested that it be submitted to the Board. Mr. Beekman agreed to review the new exhibit. Mr. Beekman explained that the Board would want to see the flow of traffic on a drawing that is to scale. Mr. DeFelice asked about the scheduling of classes. Ms. Callano testified that she staggers pick up and drop off so that there are never more than two cars at a time and that attendance is strictly by appointment. Mr. Beekman indicated that the additional exhibit can be relied upon, but the Board would likely want some sort of report explaining how the traffic will flow. Mr. DeFelice stated that the additional drawing in conjunction with the testimony regarding operational controls was helpful in the Board's review. Mr. Beekman indicated that the Board may want the landowner to consolidate the information into some sort of report they could reply upon. Mr. DeFelice asked if Mr. Beekman was suggesting a traffic study and Mr. Beekman replied, no. Mr. Pettyjohn stated that he does not have a problem with the proposed plan [as submitted].

Mr. Beekman expressed his concern regarding what had been submitted and the lack of any professionally prepared and signed documentation. Mr. Beekman pointed out to the Board that interpreting information and making a finding are distinctly different from relying on a professional report. He emphasized that he wanted to ensure that the Board understood this distinction. Mr. Beekman further noted that the concession not to require a full site plan may have created some confusion regarding what type of documentation the Board could rely upon. Mr. DeFelice asked about the scale of the sketch as did Mr. Mosley. Mr. DeFelice stressed that there is a need to minimize the risk of accidents which have happened in the past. Mr. Van Mater moved to accept the proposal as

submitted with the documentation submitted in conjunction with the testimony. Mr. Pettyjohn seconded the motion, which was unanimously approved.

Farm Summit Subcommittee

Ms. Kiley asked the Chair to officially form the Farm Summit Committee consisting of Mr. Bullock, Mr. DeFelice, and Mr. Pettyjohn. In addition, the subcommittee will have the power to appoint non-subcommittee members for the purpose of attending municipal meetings as part of content development. Mr. Bullock opened the floor for nominations. Mr. Van Mater nominated Mr. Bullock as Chair and Mr. DeFelice and Mr. Pettyjohn as committee members. Mr. Giambrone seconded the motion which unanimously passed by voice vote.

NEW BUSINESS

Annual County PIG Target Farms List Update

Ms. Harriet Honigfeld went over the proposed updated Target Farms List. Ms. Honigfeld explained that staff has received requests for additions of both properties as well as new project areas. Ms. Honigfeld explained what circumstances could impact eligibility.

MCADB Bylaws Presentation and Discussion

Mr. Beekman confirmed that the bylaws were before the Board for discussion but remain subject to approval by the Board of County Commissioners. Mr. Bullock summarized the major changes from the previous version and reiterated the statutory requirements applicable to MCADB. Mr. Bullock asked for a summary of the comments received from the SADC. Ms. Kiley and Mr. Beekman reviewed the comments, and Mr. Beekman explained his recommendation not to incorporate the SADC's suggested changes as none were required, merely suggestions.

Mr. Van Mater moved the Bylaws to be forwarded to the Board of County Commissioners for approval and Mr. Pettyjohn seconded. The motion passed unanimously.

RIGHT-TO-FARM AND STEWARDSHIP ISSUES

Status Reports

Mr. Beekman reported the following updates on Right to Farm matters:

- Lazy Rooster and Mumford – Memorialization of resolutions on both matters are on the agenda tonight.
- Rosenfeld Ranch – No additional information. Mr. Beekman will follow up on the status of bringing the matter back to MCADB for reconsideration.
- Samrock Stables – The final outstanding item was just addressed.
- Carm's Farm – There is an extension on the requirement to hear the matter. The landowner is still working with the municipality.
- Maple Leaf – There are no updates.
- Oak Hill – This matter has also been deferred. The landowner is going back to the municipal Planning Board so it won't be before MCADB any time soon.
- Winding Brook Farm, LLC – The matter is currently under appeal. Discovery should be completed by the end of this month, and OAL hearing dates are set for January.

The following resolutions were presented for memorialization. All were approved unanimously:

- Mr. DeFelice motioned and Mr. Pettyjohn seconded to memorialize Resolution No. 2026-9-1 for a Commercial Farm Certification Hearing for an SSAMP Request (Block 43, Lots 16.01 & 16.02, Millstone Twp.).
- Mr. Pettyjohn motioned and Mr. Van Mater seconded to memorialize Resolution No. 2026-07-4 for an SSAMP Request (Block 43, Lots 16.01 & 16.02, Millstone Twp.).

- Mr. Pettyjohn motioned and Mr. DeFelice seconded to memorialize Resolution No. 2026-09-02 for a Commercial Farm Certification Hearing for an SSAMP Request (Block 243, Lot 7, Wall Twp.).
- Mr. Pettyjohn motioned and Mr. DeFelice seconded to memorialize Resolution No. 2026-09-03 for a SSAMP Request (Block 243, Lot 7, Wall Twp.).

PUBLIC COMMENT – NONE

NEXT MEETING
The next meeting will be held on **Wednesday, November 4, 2026, at 7:30 PM.**

ADJOURNMENT
On a motion from Mr. Pettyjohn, seconded by Mr. DeFelice and approved by voice vote, the meeting adjourned at 8:49 PM.